

News of Real Estate

D. M. ELLIS HEADS STATE REALTORS' CULLED FROM THE CLOSE OF MARKET

Albany Convention of New York Association of Real Estate Boards Closes.

Special Dispatch to THE NEW YORK HERALD.

ALBANY, Oct. 22.—The nineteenth annual convention of the New York State Association of Real Estate Boards came to a close on Saturday after a three days' session in the Ten Eyck Hotel. In the words of its retiring president, Harry H. Garfield of Rochester, "it was the most successful convention that we have held." The election of officers resulted in the selection of Delancey M. Ellis of Buffalo, Howard Rupert of Rochester, Horace Goldstein of Binghamton, Edwin E. Becker of Schenectady and Stephen Yates of Lowville were chosen as regional vice-presidents. Charles A. Miller of Utica was made treasurer and William J. L. Brown of Schenectady secretary. Mr. C. Dobson, formerly an executive secretary, will establish permanent headquarters in Albany.

The three hundred delegates took action regarding city planning and zoning and other important matters and adopted the following resolutions: That legislation requiring all villages, towns, cities and towns to establish a zoning ordinance, which may be deemed expedient in that connection be enacted. That the resolution provides also that no real estate subdivision may be carried out until its plan shall be approved by the authorities.

Other Recommendations.

Recommendations for full value assessment of realty, preparation of tax maps in every district, adoption of the block and lot system of assessment and reduction of the present large list of tax exemptions were adopted.

Details of the proposed tax legislation to be submitted to the next Legislature were explained on Saturday morning by Walter W. Lane, Jr., president of the State Tax Commission, who favored taxing unincorporated business in order to equalize tax burdens. He doubted the wisdom of the plan for local public expenses set forth in the Davenport Legislative Tax Commission's report. Expenditures of localities had not increased as fast as the population, and the association declared that a better solution of the problem would be to force the city to adopt a pay as you go policy. Charles L. Woody of New York City, who also addressed the association, declared that the State must not prepare a budget that the people could not pay.

The accuracy of reliability of board appraisals was pointed out in a discussion by Walter W. Lane, Jr., president of the State Tax Commission, who declared that the State must not prepare a budget that the people could not pay.

One of the longest conferences was on the new real estate law. The operation of similar New Jersey legislation was explained by M. P. Bradley, a real estate commissioner of that State. Frank S. McCaffrey, Deputy Tax Commissioner, delivered an address on the operation of the New York law. He announced that more than 10,000 applications for licenses in this State had been received and that a great many of them had been granted. The department will publish soon a list of all brokers and salesmen licensed by the State.

Advantage of Multiple Listing.

The closing conference was devoted to multiple listing. George T. Rieckay of Toledo explained the plan in general. He was followed by John T. Sloan of New Haven, who described the workings of the system practiced in that city. "You get," he said, "the help of other brokers without adding to your overhead."

The importance of property ownership and its right development was the theme of many of the speakers, and a resolution pledging the association's support of the National Real Estate Council was adopted.

The silver cup awarded annually by the club house to the club member who has been in five minute speaking contest was carried off by Leslie W. Lewis for Utica, who had twelve competitors. The Long Island Real Estate Board was represented by the club house, and the club house was represented by the club house.

On Thursday night a dinner dance was held in the Wolcott's Roost Country Club house, which was the home of J. K. Emmett and the residence of David B. Hill.

At a luncheon in the Albany Yacht Club house, given by the club, the Albany Chamber of Commerce and the Albany Realty Board, Hervey Smith McGowan of Idaho told his hearers that he sold sentiment and that love of home was the most important thing that they sold.

SUBURBAN TRANSACTIONS.

The Garden City Company sold to an investor the three story business block on the east side of Franklin avenue, near north of Stewart avenue, Garden City, L. I., having a frontage of 75 feet and a depth of 150 feet. The property was held at \$80,000. Childs & Humphreys negotiated the deal.

Eugene V. Welsh sold for Mrs. Nellie Dorell the garage and business of the late Max Dorell, under the name of the Maple Avenue Garage, at 105-107 Maple avenue, to Patrick J. Joyce of Morrisville.

Hove & Thompson sold for Fred Olson a residence on Washington avenue, White Plains, N. Y., to Jessie E. Bromund, who will occupy it.

Prince & Ripley sold for Walter B. Ketchum a plot on Longview avenue, near White Plains to John P. Sheridan of Bergenfield, N. J., who will improve the property with a residence.

DYCKMAN GARAGES LEASED.

G. Malvin Davis leased for Samuel Kilmatrix to Louis Anker for a term of years forty-four individual garages on the northwest corner of 21st street and Ninth avenue.

RESIDENTIAL RENTAL.

J. Arthur Fischer rented an unfurnished apartment in 104-105 West Fourth street to A. C. Burnham.

NEWARK TRANSACTIONS.

Louis Schlesinger, Inc., leased Newark lot in 37 South Eighth street, Newark, to the E. K. Beverage Company.

Paul & Felt leased store in 467 Broad street to Morris Taylor for a stationery and cigar store.

RECEIVERS' AUCTION SALE
by order of Receivers of Atlantic Dock Co.

60 LOTS
on a direct line with Washington Bridge, and on four 5-Cent Transit Lines.

Block bounded by West 172nd St., Featherbed Lane, Shakespeare and Nelson Aves., to be sold separately for whatever they may bring.

66 2/3% ON MORTGAGE
Title Guarantee & Trust Co. Policies Free

CULLEN & DYKMAN, AUCTIONEERS, 127 Montague Street, Brooklyn, N. Y.

SEND FOR BOOKMAP

67 Liberty Street
New York City

Telephone
Cortlandt 0744

IN THE DWELLING MARKET.

Leroy Coventry sold for the Audubon Mortgage Company 32 West Ninety-fourth street, four story American basement dwelling. The purchaser will occupy.

Ralph Russo sold the three story dwelling 49 East 123rd street, 19.5x100.11 for P. Schacter to Dr. Francesco Celio of Newark, N. J.

John A. Schoen sold for Martha W. Stillwell the dwelling 410 East Fifth street to Albert J. Schnabel.

Soughlan & Co. sold for Katherine A. O'Brien a three story dwelling, 20x100, 36 West Seventy-first street. This is the first sale of the property in thirty-six years. It was held at \$40,000.

New 5th Ave. Flat Fully Rented.

The apartment house built by J. E. H. Carpenter, architect, at 520 Fifth avenue is 100 per cent. rented, the last apartment having been leased last week for a term of years to Herman C. Fieldman by Hamilton, Iselin & Co. Pease & Gilman represented the owner.

SALES IN MANHATTAN REVEALED IN RECORDS

John T. Bernard and Dorothy Bernard Benjamin sold to the Public Realty Corporation the two and three story buildings at 205-208 West 115th street, 50x100.11.

Glady's Schwartz sold to Hedwig Koempel the five story building at 323 West Fifth street, 25x100.5.

Morris Jacobowitz sold to the Congregation Boroedonka, Inc., the four story building with stores at 132 Ridge street, 27x100.

Joseph W. Moyer sold to Vincent Mangione the three story building at 230 West 115th street, 25x100.5.

Margaret B. Cahn sold to the 76 West Forty-seventh Street Corporation for 30,000 the four story house at 163 East Thirty-third street, 30x85.5.

Glady's Schwartz sold to Angelo Raffaele for \$27,500 the five story tenement 87 Baxter street, 25x100.

Anastasia Chizak sold to John T. Bernard the five story tenement 621 East Fifteenth street, 25x100.5.

Lucy A. Shire sold to Joseph Matting the four-story tenement with store at 233 East 104th street, 25x100.5.

Samuel Cohen sold to Angelo Raffaele the five story flat with store at 332 East 114th street, 25x100.10.

Annie M. Devery sold to John A. Cahn the five story flat at 335 West Eighty-second street, 25x100.2.

Mary Sentnikoff sold to Henry Goldberg the six story apartment at 323 East 104th street, 25x100.5.

Archibald A. Hutchinson sold to Abraham Cohen the five story building at 220 West street, 21.1x85.0.

United States Trust Company as trustee sold to the National Realty Corporation the plot on the east side of Broadway 300 feet long of 188th street, 26.1x111 to Wadsworth Terrace 259.7x 27.5.

Frank C. Hoyt and Helen C. Post sold to Emanuel C. de Bonilla the four story dwelling 21 West Ninth street, 17.5x 72.5.

Catherine Feehan sold to Sebastian and Ignazio Rappallo the three story dwelling 227 West 118th street, 16.5x 109.11.

Cohen and J. Lefkowitz sold to Mary L. Cohen the three story dwelling 104 West 118th street, 17.5x100.11.

Hyman Wethorn sold to Pellegrino Farro the three story dwelling 354 East 121st street, 20x100.

PERSONAL AND IMPERSONAL.

Duros Company was the broker in the recent various large acquisitions of parcels by the National Realty Corporation adjacent to its plant in the Chelsea district. Among these plots were the properties of Armour & Co., Swift & Co., the Eggers warehouse, etc.

Mr. Morgenstern, Jr., Company, Everett & Sons Company, Koppel & Sons, have been appointed agents of the following properties: 336 West Seventy-seventh street, 303 West 107th street and 33 East Thirtieth street.

A. H. Levy is connected with the syndicate which recently sold the six story apartment house at 651 West 171st street, valued at \$350,000, to Samuel Wacht, Jr., and Joseph G. Cohen.

Margaret E. Runney is the buyer of the block front on the east side of Ninth avenue, between 24th and 29th streets, sold some weeks ago by Charles C. Cook.

PURCHASERS OF PROPERTIES SOLD RECENTLY ARE: Patrick J. Conlon of 73-75 Manhattan avenue, Elber Stuck of 204 West Ninety-ninth street, and Fredo P. Conlon of 52 West Seventy-third street.

LAWRENCE, BLAKE & JEWELL placed a first mortgage of \$50,000 on the south-east corner of Eleventh avenue and Fifth street, a one story automobile service station, 150x100.

Improvements representing \$150,000 in three months time have been completed on the Grand Central Palace building by Robert M. Catts, president of the Merchants and Manufacturers Exchange of New York, owners of the building. This includes the installation of two new high speed automatic stop passenger elevators, the conversion of one 3x25 (5,000 pounds) freight into a passenger elevator with fifty passenger capacity, additional building entrances on Forty-second street, Lexington avenue and Depece place and the enlargement of the Lexington avenue exit position entrance to the building.

REAL ESTATE BROKERS.

EDWIN H. HESS
Business Building Management
A Highly Specialized Service
250 - 5th Ave. Mad. Sec. 6238

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

Realty Investments Mandel-Ehrlich Corp., 9 East 44th St., N. Y.

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UNIVERSITY HEIGHTS
West Bronx Flat Sale
ENTIRE BLOCK - FOUR FRONTAGES
T-O-M-O-R-R-O-W
TUESDAY, OCT. 24th
12 o'clock Noon, Exchange Salesroom, 14 Vesey St., N. Y. C.

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OFFICE space and shop room for rent. Toward Building, Broadway and 25th st. 1 story brick building, foundation for 3 story; 15,000 square feet floor space; suitable for automobile business or manufacturing. Will lease for long term or sell. \$10,000. Call 101st and 17th.

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OFFICE space and shop room for rent. Toward Building, Broadway and 25th st. 1 story brick building, foundation for 3 story; 15,000 square feet floor space; suitable for automobile business or manufacturing. Will lease for long term or sell. \$10,000. Call 101st and 17th.

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QUEENS-Sale or Rent.

5 TWO-FAMILY HOUSES
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